NUMBER 24249 RECORDED APRIL 16,1945 E.C. SCRUGGS JR ET UX TO CHRISTOPHER FENTRESS & WIFE

Book No. 1316

For and in consideration of the sum of $300.00 THREE HUNDRED & 00/100 - -DOLLARS CASH IN HAND PAID TO US PAID BY CHRISTOPHER FENTRESS & WIFE LULA FENTRESS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, E.C. SCRUGGS JR & WIFE ANNIE M.SCRUGGS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHRISTOPHER FENTRESS & WIFE LULA FENTRESS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS 139 & 140 SCRUGGS SUB.BROOKLYN HEIGHTS AS RECORDED IN BOOK 911 PAGE 467 REGISTERS OFFICE DAVIDSON COUNTY TENN.

SAID LOTS 139 & 140 FRONT TOGETHER 80 FEET ON THE EASTERLY SIDE OF LIBERIA ST AND EXTEND BACK EASTERLY BETWEEN PARALLEL LINES 175.7 FEET ON THE NORTHERLY MARGIN AND 143.9 FEET ON THE SOUTHERLY SIDE AND MEASURE 87.2 FEET ACROSS THE BACK, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO US BY DEED FROM E.C. SCRUGGS & WIFE ELIZABETH S. SCRUGGS AS RECORDED IN BOOK 911 PAGE 467 REGISTERS OFFICE DAVIDSON COUNTY TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CHRISTOPHER FENTRESS & WIFE LULA FENTRESS,THEIR, heirs and assigns, forever, and WE do covenant with the said CHRISTOPHER FENTRESS & WIFE LULA FENTRESS that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And WE, E.C.SCRUGGS JR & WIFE ANNIE M.SCRUGGS do further covenant and bind OURSELVES & OUR heirs and representatives, to warrant and forever defend the title to said land to the said CHRISTOPHER FENTRESS & WIFE LULA FENTRESS,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 2ND day of JUNE 1944.

E.C. SCRUGGS, JR

ANNIE M.SCRUGGS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE V. STEPHENS a Notary Public in and for said County and State, the within-named E.C. SCRUGGS, JR AND WIFE, ANNIE M.SCRUGGS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 2ND day of JUNE, 1944.

Commission Expires 13 day of OCT, 1947 (Seal) LOUISE V. STEPHENS
Notary Public.

REC'D APRIL 13, 1945 AT 10:50 A.M.

NUMBER 24211 RECORDED APRIL 13, 1945 CORA HAGER TO MARY MATTHEWS BARRETT

Book No. 1316

For and in consideration of the sum of ($5.00) FIVE & NO/100 - - - - - - - - -DOLLARS CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS ACCEPTED AS CASH, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CORA HAGER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY TO THE SAID MARY MATTHEWS BARRETT TO HER SOLE AND SEPARATE ESTATE, FREE FROM THE DEBTS, CONTRACTS AND LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND THAT SHE MIGHT HAVE, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER OR CONVEY AS IF SHE WERE A FEMME SOLE HER HEIRS AND ASSIGNS,A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING THE SOUTHERLY½HALF OF LOT NO.13 ON THE REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.13 FRONTS 57½ FEET ON THE WESTERLY SIDE OF 20TH AVENUE SOUTH, AND RUNS BACK 146.9 FEET , MORE OR LESS, ON THE NORTHERLY LINE AND 147.8 FEET ON THE SOUTHERLY LINE, WITH THE NORTHERLY MARGIN OF AN ALLEY, TO AN ALLEY IN THE REAR, MEASURING 57½ FEET ON SAID REAR LINE.

BEING THE SAME PROPERTY CONVEYED TO CORA HAGER BY DEED FROM SANDFORD DUNCAN, TRUSTEE, OF RECORD IN BOOK 874 PAGE 383, SAID REGISTER'S OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MARY MATTHEWS BARRETT, HER, heirs and assigns, forever, and I do covenant with the said MARY MATTHEWS BARRETT that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

EXCEPT 1945 TAXES WHICH ARE PRO RATED AS OF EVEN DATE HEREWITH, AND ASSUMED FOR PAYMENT WHEN DUE AND PAYABLE BY GRANTEE HEREIN.

And I,CORA HAGER do further covenant and bind MY heirs and representatives, to warrant and forever defend the title to said land to the said MARY MATTHEWS BARRETT HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 12TH day of APRIL 1945.

CORA HAGER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANNIE L. LAUNDERDALE a Notary Public in and for said County and State, the within-named CORA HAGER the bargainor S, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X husband, the said X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 12TH day of APRIL 1945.

Commission Expires 9TH day of APRIL, 1946 (Seal) ANNIE L.LAUNDERDALE
Notary Public.

U.S.R.S.-6705
REC'D APRIL 13, 1945 AT 3:30 P.M.
CM